

**01883 348035**



**\*TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE\***  
**\*LOUNGE / DINING ROOM 14' 8" x 17' 11" (4.48m x 5.45m) \* \*KITCHEN 9' 7" x 9' 4" (2.92m x 2.84m)\***  
**\*BEDROOM ONE WITH BUILT-IN WARDROBES\* \*MODERN RE-FITTED SHOWER ROOM\***  
**\*OWN GARDEN WITH LAWN AND DECKED SEATING AREA\***

**A LARGE FIRST FLOOR TWO DOUBLE BEDROOM MAISONETTE**, immaculately presented throughout and set within a 'Crescent' with a Resident's owned Communal Green. The property has it's own Garden with a lawn and timber decked seating area. There is a separate Kitchen, large Lounge/Dining Room, re-fitted Shower Room all accessed via a spacious hallway/landing and great storage with wardrobes and access to a large loft! This is an **EXCEPTIONAL PROPERTY** conveniently located in a quiet position set back from the road.

**VIEWING RECOMMENDED!**

**Tithepit Shaw Lane, Warlingham, Surrey CR6 9AP**  
**Asking Price: £329,950 Leasehold with a Share of Freehold**



## DIRECTIONS

From the main roundabout in Whyteleafe proceed along Hillbury Road, straight on at the roundabout, take the next left into Tithe Pit Shaw Lane, proceed all the way up the road, passed Warlingham School on the right hand side, just past the sharp right hand bend there is crescent shaped area, the property is on the left hand side.

## LOCATION

The property is located within a mile of Upper Warlingham Station with services into Croydon and Central London. Warlingham and Warlingham Village can be found at the end of Tithe Pit Shaw Lane along Limsfield Road and has a fine selection of local shops, restaurants and pubs. Warlingham also has a Sainsburys Supermarket at Chelsham, other Supermarkets can be found in nearby Caterham and Purley.

There are a good selection of schools in the area including Warlingham School with Academy status for 11 - 18 year students and Whyteleafe Infant & Junior School in nearby Whyteleafe Hill. Within a level short walk there is access to open countryside along Tithe Pit Shaw Lane and further access to woodland and countryside walks at nearby Chelsham.

**A GREAT LOCATION, INTERNAL VIEWING RECOMMENDED!**

## ACCOMMODATION

### GROUND FLOOR - ENTRANCE HALLWAY

A set of seven outside steps leads to the front door. Double glazed part panelled and double glazed front door, sunken, just eight steps lead to the Hallway/Landing,

### FIRST FLOOR ACCOMMODATION

#### HALLWAY / LANDING 10' 0" x 6' 6" (3.06m x 1.97m)

*Maximum measurements*

Large hallway with access to the loft which extends to the full width of the maisonette, storage cupboard and double radiator.

#### LOUNGE / DINING ROOM 14' 8" x 17' 11" (4.48m x 5.45m) *Maximum Measurements*

There is a double glazed bay window overlooking the Green and a further double glazed window in the dining area both with fitted window shutters. Coved ceiling, 'Period' style fireplace, two wall light points and two central rose light points. Solid wood flooring, TV point and two double radiators.

#### KITCHEN 9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed window to the rear, range of wall and base units with matching worktops, one and a half bowl stainless steel sink unit with a drainer and cupboards below. Spaces for under counter fridge and freezer, space and plumbing for a washing machine. Built-in electric oven and a four ring electric hob with an extractor fan above, wall mounted gas fired combination boiler, tiled surrounds and flooring.

#### BEDROOM ONE 12' 9" x 10' 8" (3.88m x 3.25m)

Double glazed window to the rear, one wall of built in wardrobes to one wall with hanging and shelf space and open shelving to one end, radiator.

#### BEDROOM TWO 12' 11" x 9' 4" (3.93m x 2.84m)

Double glazed window to the front, coved ceiling, built in overstairs cupboard, radiator.

#### SHOWER ROOM 5' 1" x 6' 7" (1.55m x 2.01m)

Double glazed frosted window to the rear, a modern re-fitted suite comprising of a walk-in shower cubicle with a shower screen and a hand held shower and overhead shower rose with a mixer shower fitment. A stone circular wash hand basin sits on a hardwood support with a mixer tap, low flush WC with a concealed cistern. There is a wall mounted mirrored vanity cupboard, tile surrounds and flooring. wall mounted heated towel rail/radiator.

## OUTSIDE

### OWN REAR GARDEN

There is a triangular shaped garden accessed via a path to the side of the property. A gate leads to a



PA. Jones Property Solutions, Residential Sales & Lettings  
77-79 High Street, Caterham, Surrey CR3 5UF

Sales: 01883 348035 Lettings: 01883 343355 Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)  
[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)



timber decked seating area and lawn, There is also a timber shed which is to remain, the garden is enclosed by fencing to all sides.

**COMMUNAL FRONT GARDEN**

This area is owned under a 'Freehold Title' by all of the Residents within the crescent, a fee of **£23.00 pa** is payable for the upkeep of this area.

**RESIDENTS PARKING**

There are several bay parking spaces in front of the Communal Lawn Area which are unallocated and for Resident Parking only.

**LEASEHOLD INFORMATION AND COUNCIL TAX**

**LEASE TERM:** 125 years from 25/3/1995 with a Share of Freehold.

**MAINTENANCE/SERVICE CHARGE:** Self Maintenance, split between the two flats, no regular payment required.

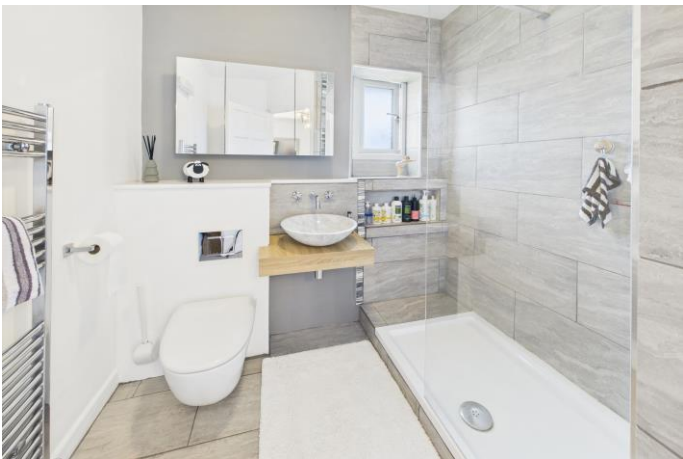
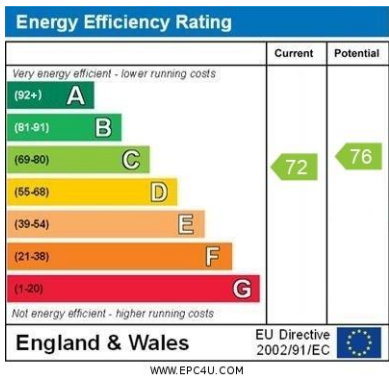
**BUILDING INSURANCE:** Shared with ground floor.

**GROUND RENT:** NIL

The current Council Tax Band is '**C**', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is:  
<https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

4/4/2024

**ENERGY PERFORMANCE CERTIFICATE (EPC)**



FLOORPLAN



Floor 1

Approximate total area<sup>®</sup>  
65.2 m<sup>2</sup>  
701.81 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360







#### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

**MONEY LAUNDERING REGULATIONS 2003** : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

**PA. Jones Property Solutions, Residential Sales & Lettings**  
**77-79 High Street, Caterham, Surrey CR3 5UF**  
**Sales: 01883 348035 Lettings: 01883 343355 Email: [info@pajonespropsolutions.co.uk](mailto:info@pajonespropsolutions.co.uk)**  
**[www.pajonespropsolutions.co.uk](http://www.pajonespropsolutions.co.uk)**